

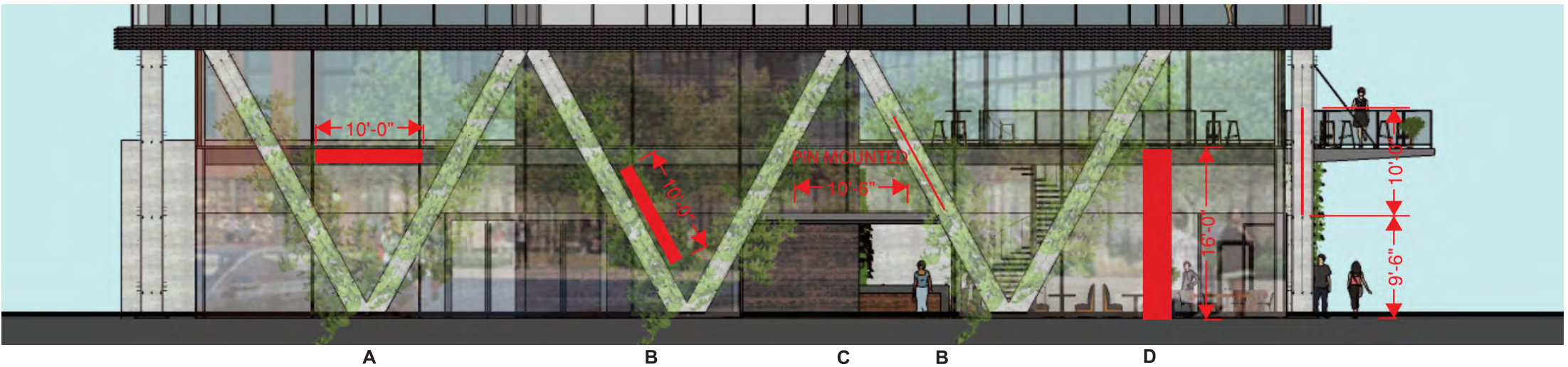
JULY 6TH, 2020

SMITHGROUP

CARR
PROPERTIES

MASONRY MATERIAL AND TEXTURE EXAMPLES

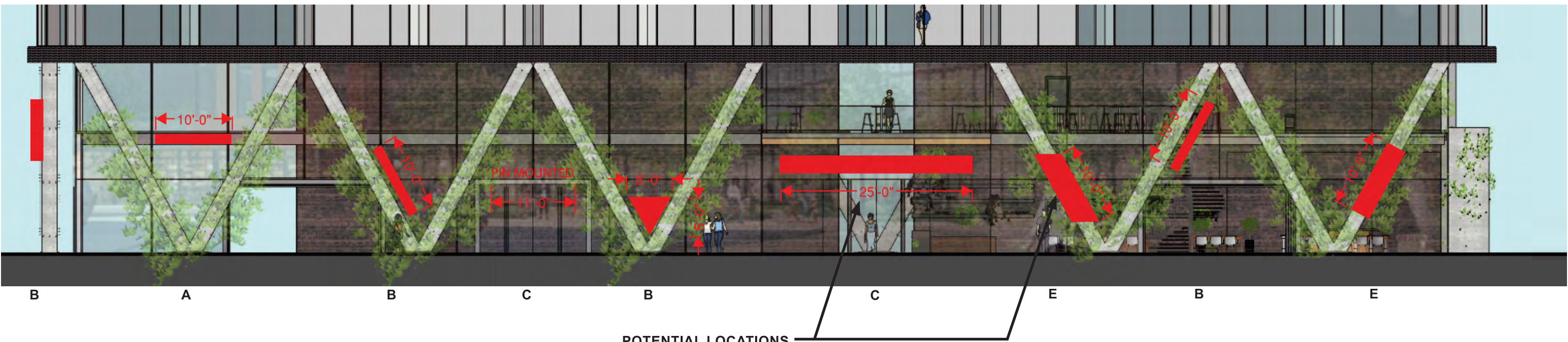
C-2-206
ZONING COMMISSION
District of Columbia
CASE NO.15-27B
EXHIBIT NO.31A2



POTENTIAL SIGNAGE LOCATIONS -NORTH ELEVATION

POTENTIAL SIGNAGE OPTIONS INCLUDE:

- A. HORIZONTAL SIGNAGE BANNER @ SPANDREL
- B. BLADE SIGN MOUNTED TO COLUMN.
- C. PIN MOUNTED GRAPHICS MOUNTED TO STORE-FRONT/SPANDREL
- D. VERTICAL SIGNAGE BANNER INTEGRATED INTO OR MOUNTED ONTO ALUM STOREFRONT
- E. GRAPHIC SLEEVE



POTENTIAL LOCATIONS FOR MAIN BUILDING SIGNAGE

POTENTIAL SIGNAGE LOCATIONS - WEST ELEVATION

BUILDING C-2 SIGNAGE LOCATIONS

C-2_403

June 16th, 2020





A, B



E

POTENTIAL SIGNAGE OPTIONS INCLUDE:

- A. HORIZONTAL SIGNAGE BANNER @ SPANDREL
- B. BLADE SIGN MOUNTED TO COLUMN. (PLATE STEEL, FABRIC, ALUMINIUM, ETC...)
- C. PIN MOUNTED GRAPHICS MOUNTED TO STOREFRONT/SPANDREL
- D. VERTICAL SIGNAGE BANNER INTEGRATED INTO OR MOUNTED ONTO ALUM STOREFRONT
- E. GRAPHIC SLEEVE
- F. TRANSPARENT RETAIL STOREFRONTS ALLOW FOR INTERIOR SIGNAGE OPPURTUNITIES THAT COULD BE SEEN FROM EXTERIOR



B



B



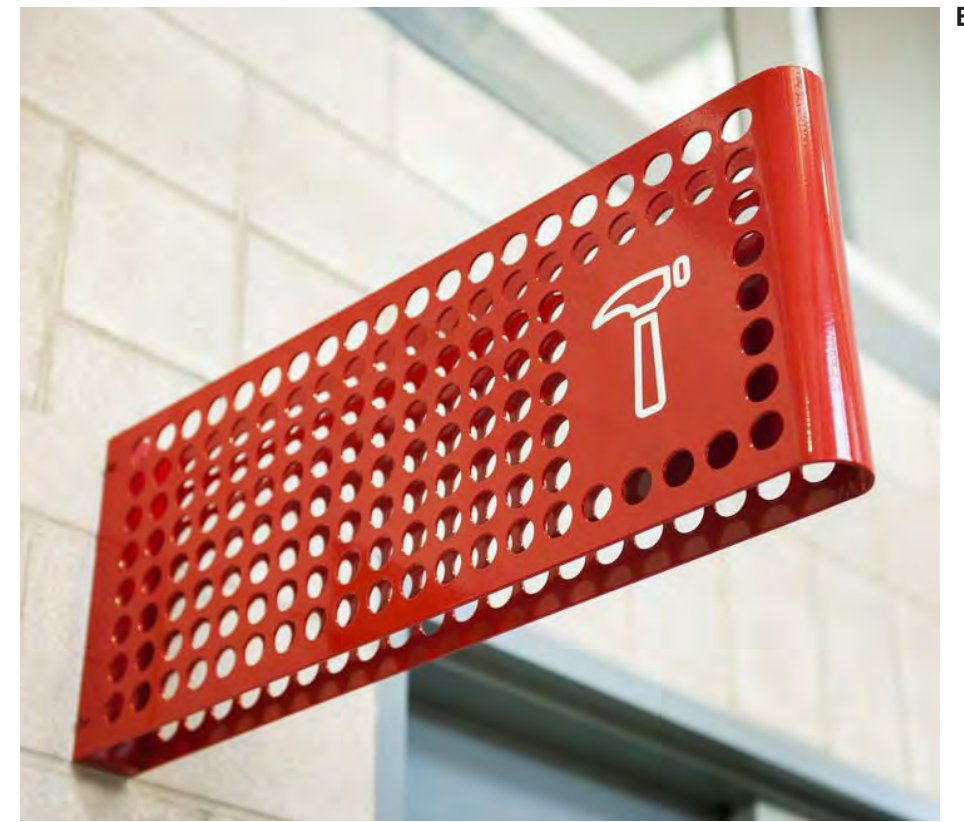
F



C

BUILDING C-2 SIGNAGE PRECEDENTS

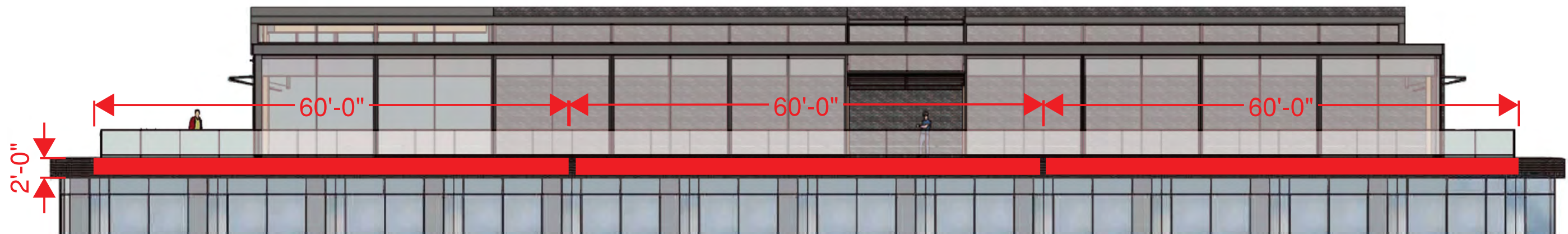
C-2_401



POTENTIAL SIGNAGE OPTIONS INCLUDE:

- A. HORIZONTAL SIGNAGE BANNER @ SPANDREL
- B. BLADE SIGN MOUNTED TO COLUMN. (PLATE STEEL, CORTEN, FABRIC, ALUMINIUM, ETC...)
- C. PIN MOUNTED GRAPHICS MOUNTED TO STORE-FRONT/SPANDREL OR COLUMNS
- D. VERTICAL SIGNAGE BANNER INTEGRATED INTO OR MOUNTED ONTO ALUM STOREFRONT
- E. GRAPHIC SLEEVE
- F. TRANSPARENT RETAIL STOREFRONTS ALLOW FOR INTERIOR SIGNAGE OPPURTUNITIES THAT COULD BE SEEN FROM EXTERIOR

SEE PREVIOUS SHEET FOR EXAMPLES OF
POTENTIAL SIGNAGE AT THE TOP OF THE
BUILDING.



POTENTIAL TENANT SIGNAGE LOCATIONS - TOP OF BUILDING , WEST FACADE



A



C

POTENTIAL SIGNAGE OPTIONS INCLUDE:

- A. INTERNALLY LIT SIGN FLOAT MOUNTED AT TOP OF BUILDING
- B. NEON SIGN WITH COMPANY LOGO MOUNTED AT TOP OF BUILDING
- C. SURFACE APPLIED COMPANY LOGO
- D. COMPANY LOGO PIN MOUNTED SIGN
- E. INDUSTRIAL DESIGN UTILIZING NEON TUBES
- F. ARCHITECTURALLY INTEGRATED SIGN



B



D



E



F

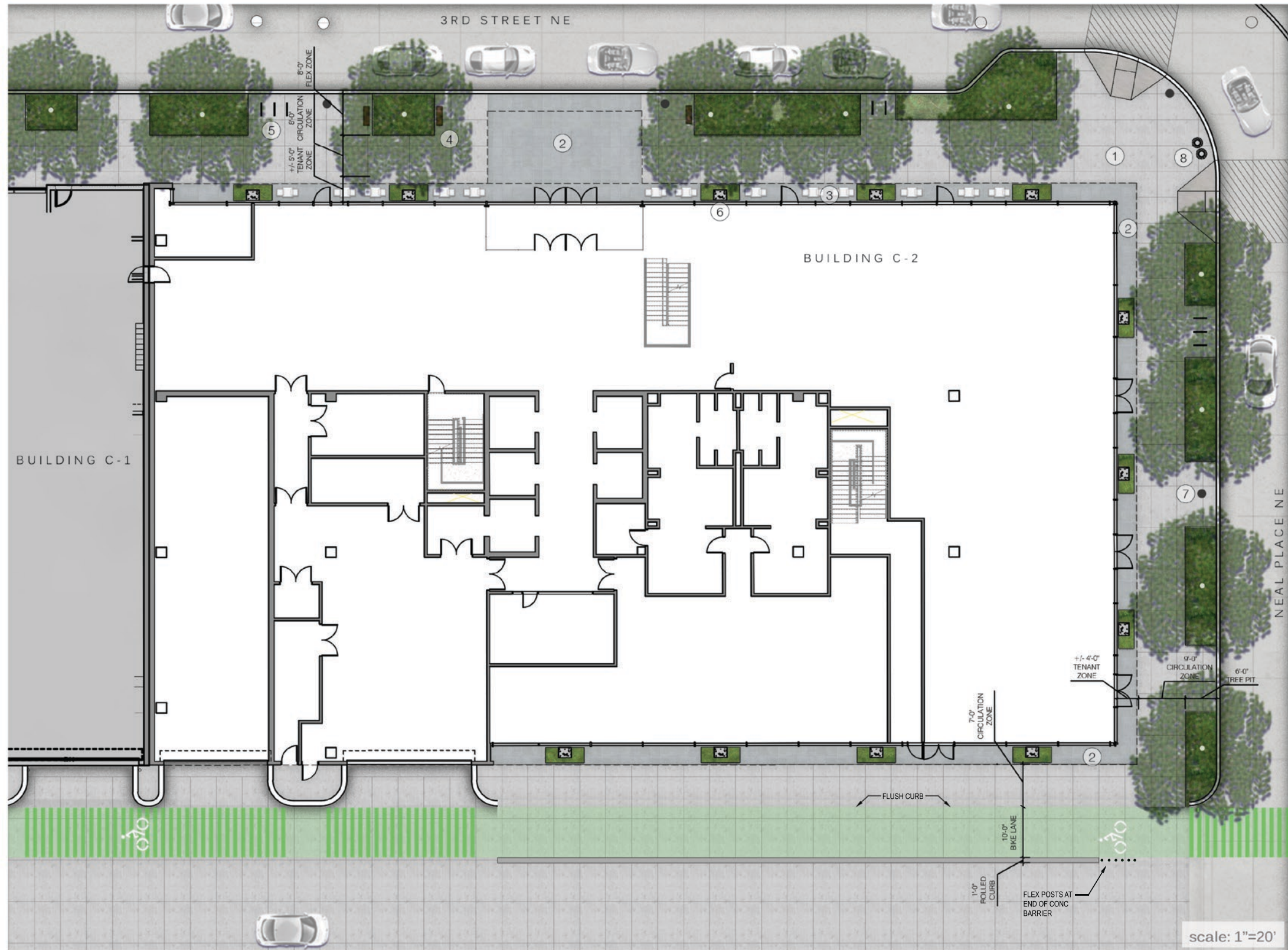
JUNE 16TH, 2020

SMITHGROUP

CARR
PROPERTIES

BUILDING C-2 SIGNAGE PRECEDENTS

C-2_404



- ① CONCRETE PAVEMENT
- ② SPECIAL PAVING
- ③ CAFE SEATING, TYP.
- ④ BENCH SEATING, TYP.
- ⑤ BIKE RACKS, TYP - MINIMUM 16 SHORT TERM SPACES PROVIDED
- ⑥ BUILDING COLUMN WITH VINES, TYP.
- ⑦ STREET LIGHTS, TYP.
- ⑧ TRASH RECEPTACLES

Note: Streetscape Plan for illustrative purposes only and reflects only the character of the streetscape design. Streetscape shall be a continuation of the streetscape palette for Market Terminal.

BUILDING C2 STREETScape

OCULUS

BUILDING C-2 LANDSCAPE PLAN



KEY PLAN



STREETSCAPE SECTIONS

BUILDING C-2 STREETSCAPE SECTIONS

C-2_505





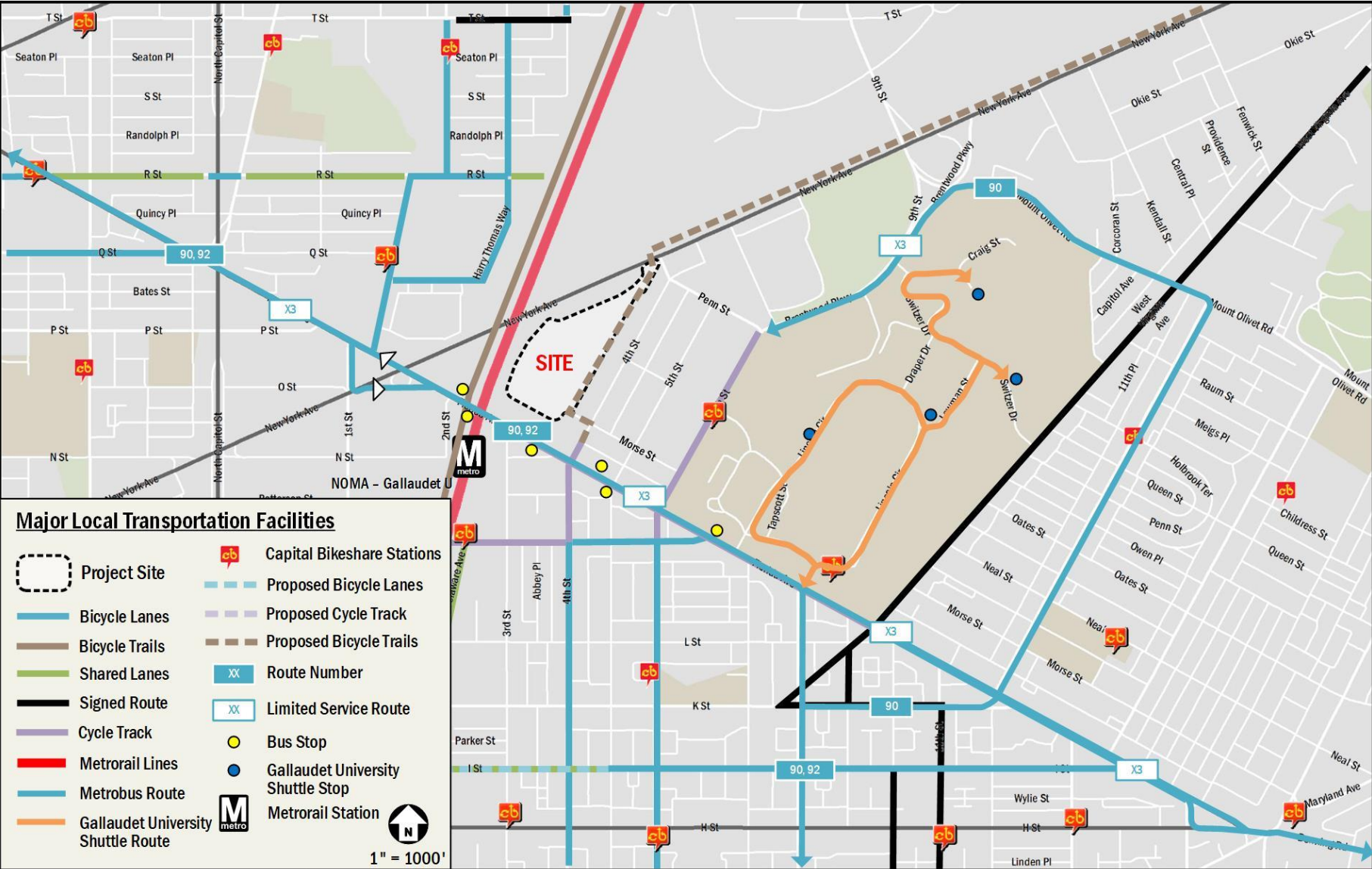
Market Terminal Building C2

Zoning Commission Case No. 15-27B
Transportation Presentation – July 6, 2020

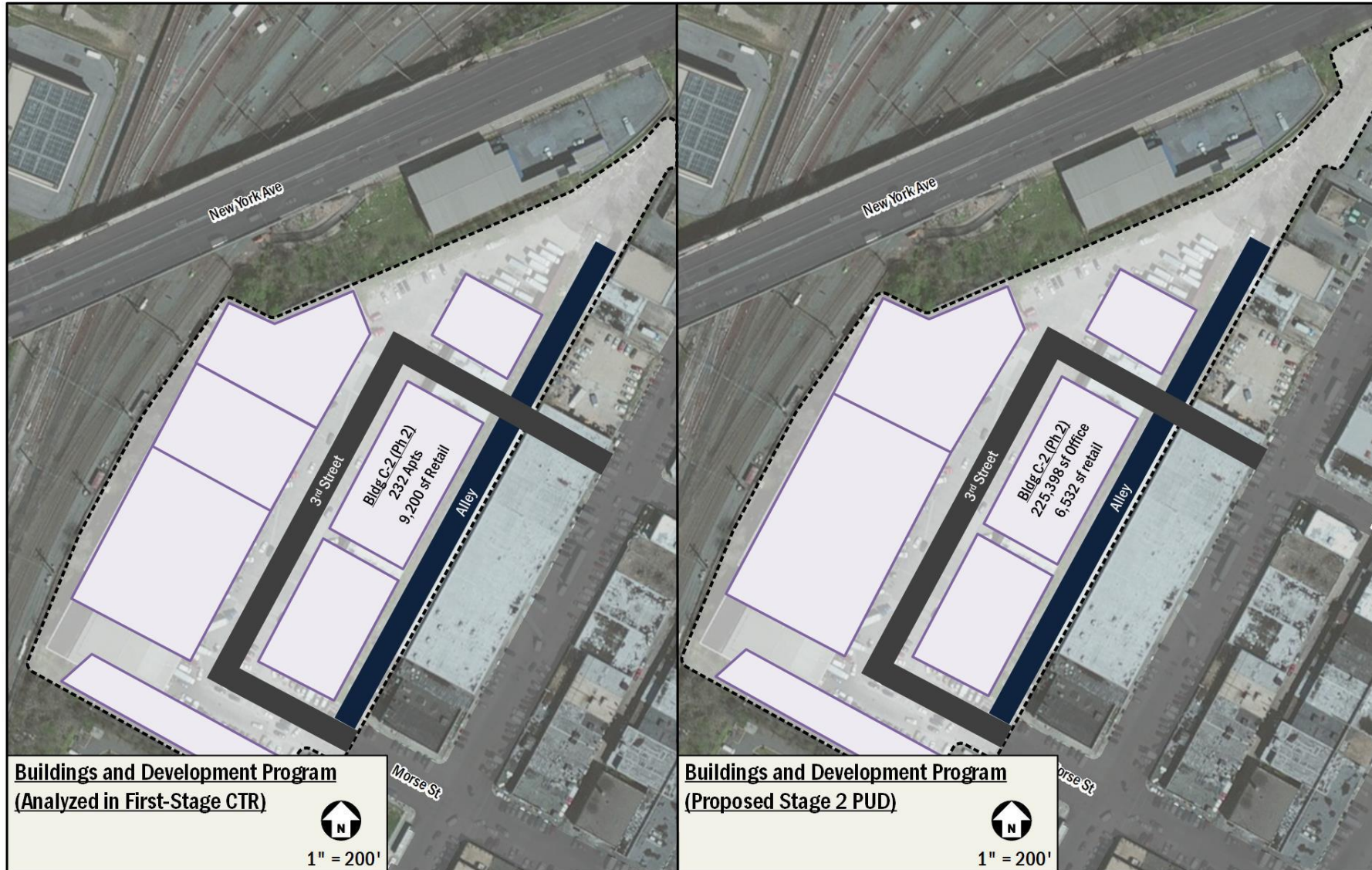
GOROVE SLADE
Transportation Planners and Engineers



Existing Transportation Network



Development Program



Project Transportation Characteristics

Proximity to transit and alternative travel modes:

- Metrorail Access
 - NoMA-Gallaudet U Metrorail Station (Seven-Minute Walk)
- Metrobus Access
 - 90, 92 U Street-Garfield Line
 - X3 Benning Road Line
- Bicycle Facilities
 - Capital Bikeshare station to be installed just south of Site
 - Site is adjacent to planned cycle track along alley

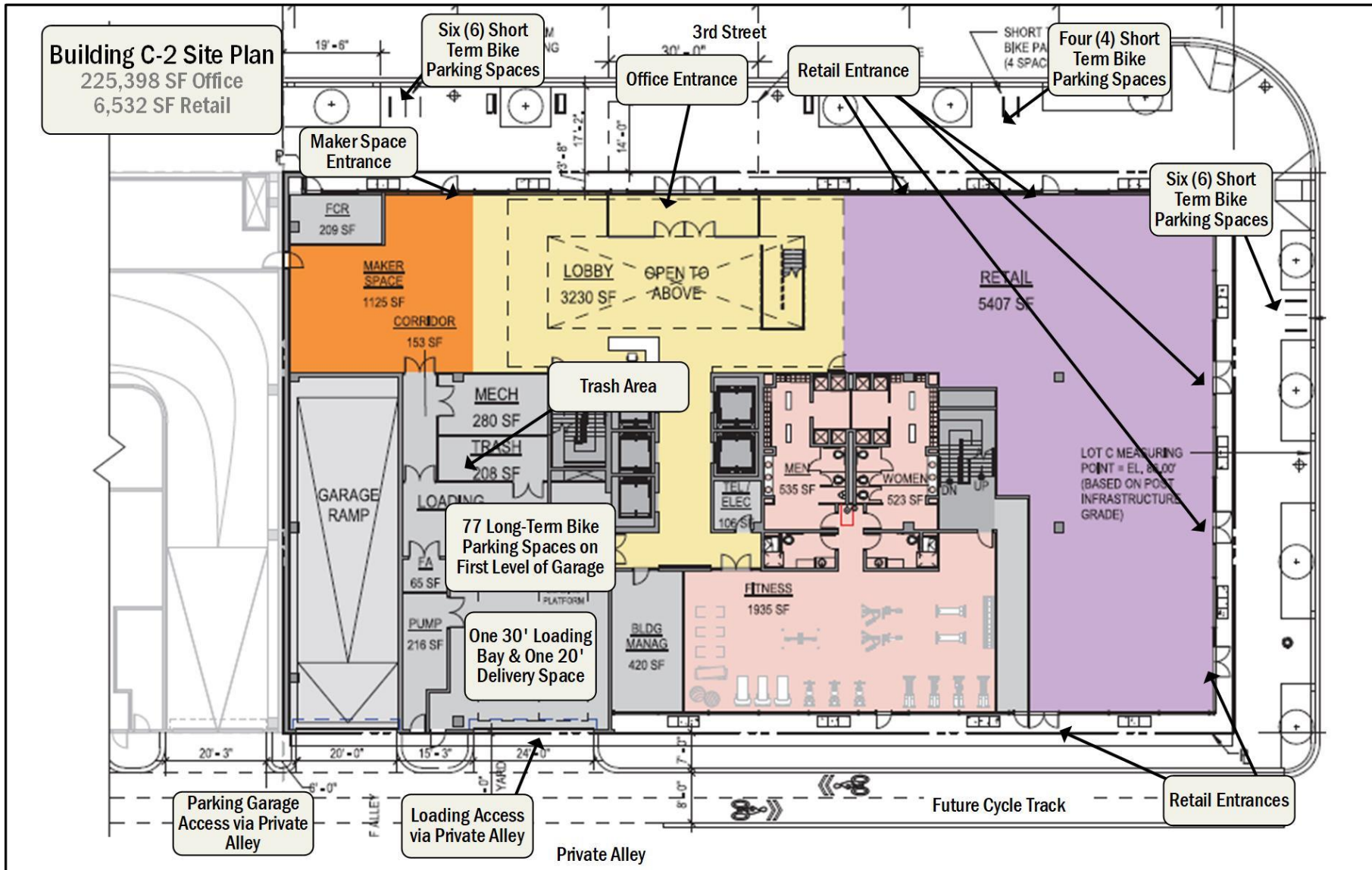
Implementation of on-site pedestrian, bicycle, & loading facilities

- Exceeds zoning requirements for bicycle facilities

Implementation of comprehensive Transportation Demand Management (TDM) plan

Implementation of Loading Management Plan

Site Plan



Transportation Demand Management (TDM) Plan

- TDM Coordinator
- Work with and coordinate with goDCgo (DDOT's TDM program)
- Provide TDM materials to employers and customers
- Post TDM commitments online
- Conduct annual commuter survey
- Provide carpooling information and implement carpool system
- Ensure compliance of DC Commuter Benefits Law by employers
- Designate minimum of two (2) carpool spaces
- Provide free vanpool spaces
- Provide SmartTrip card and CaBi free ride coupon for each new employee for first year
- Offer annual CaBi membership for each employee for three (3) years after building opens
- Employers participate in CaBi Corporate membership program
- Provide six (6) showers and 42 lockers, meeting Zoning Requirements
- Provide minimum of six (6) electric vehicle spaces
- Install transit screen in office lobby
- Provide 16 Short-Term and 77 Long-Term bicycle parking spaces, exceeding Zoning requirements
- Provide \$25,000 contribution to the DDOT Transportation Mitigation Fund

TDM Commitments from First-Stage PUD Approval

- Demonstrate that interior bicycle parking has been constructed
- Demonstrate that DDOT has been paid for installation and year one operations of new CaBi station
- Demonstrate that bicycle supply exceeds Zoning requirements (70 long-term and 10 short-term spaces required)
- Demonstrate that Transit Screen has been installed in building lobby
- Demonstrate that TDM coordinator will distribute all transportation options to employees

Loading Management Plan

- One (1) 30-foot loading berth and one (1) 20-foot service/delivery space
- Three (3) daily truck deliveries to site
- Loading Dock Manager
- Monitor inbound and outbound truck maneuvers
- Deliveries scheduled so capacity is not exceeded
- When needed, loading berth at Building C1 may be used
- All tenants to schedule deliveries using loading area
- Deliveries restricted from 8:00-10:00 AM and 4:00-6:00 PM on weekdays
- Retail loading in 30-foot berth restricted to before 8:00 AM and after 6:00 PM
- Retail loading outside hours above may access dock via sidewalk in alley
- Ensure compliance of DC guidelines for idling and heavy vehicle operation

DDOT Conditions

The Applicant agrees to implement all of DDOT's conditions:

- Implement the Loading Management Plan (LMP) Plan as proposed in the Applicant's May 20, 2020 Transportation Memorandum (Exhibit 26C), for the life of the project, unless otherwise noted;
- Implement the Transportation Demand Management (TDM) Plan as proposed in the Applicant's May 20, 2020 Transportation Memorandum (Exhibit 26C), for the life of the project, unless otherwise noted; and
- The cycletrack design will be revised to pull back the concrete barrier on the north side of the private alley and Neal Place intersection to allow for a clear and accessible pedestrian path across the alley. Flexposts will be installed at the end of the concrete barrier.